

East El Paso Regional Park Phase One

City of El Paso — City Plan Commission — 9/6/2018

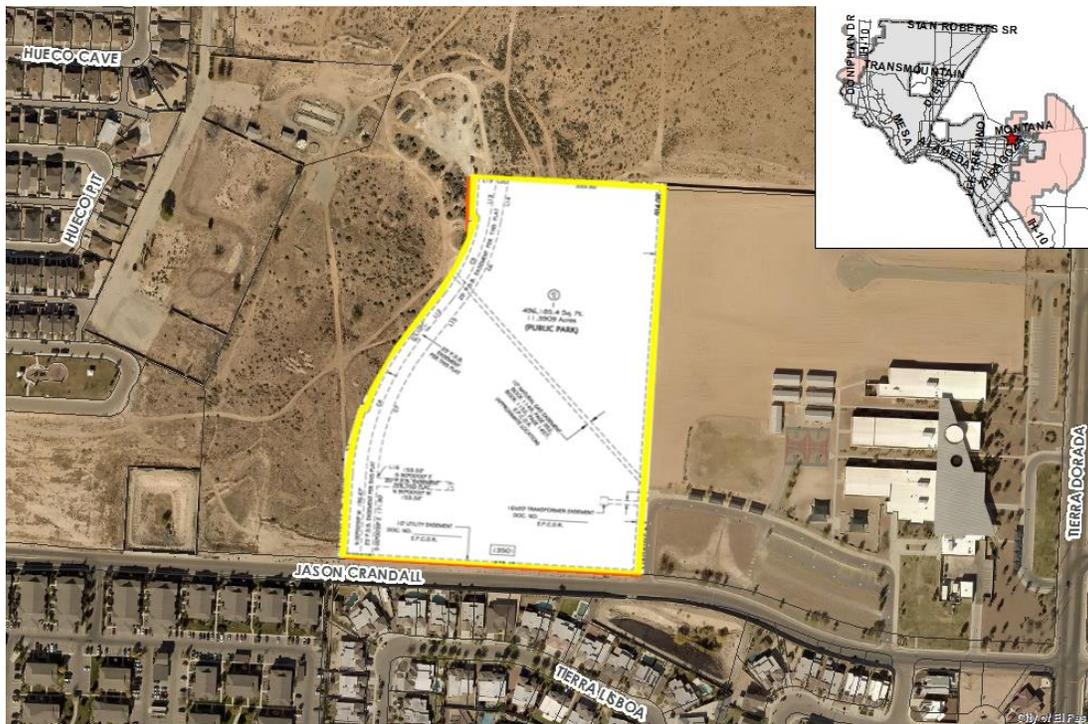


SUSU18-00070 — Major Final

STAFF CONTACT:	Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Brock & Bustillos, Inc.
LOCATION:	South of Montana & East of Rich Beem, District 5
ACREAGE:	17.24
VESTED:	No
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	N/A
RELATED APPLICATIONS:	SUSU18-00016 (Preliminary Plat)
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 17.24 acres of land into one lot as part of phase one for the future East El Paso Regional Park which consists of three phases. The applicant will be constructing a 3' parkway and an 8' hike and bike within the park property. Primary access to the subdivision is proposed from Jason Crandall Drive. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of East El Paso Regional Park on a Major Final basis.



BACKGROUND INFORMATION

On July 12, 2018, the City Plan Commission approved SUSU18-00016 (Preliminary Plat) for East El Paso Regional Park as a phased development consisting of three phases in addition to the applicant's exception request to waive 2' of ROW dedication and 5' sidewalk for Jason Crandall Drive.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
POLICY	DOES IT COMPLY?
2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is proposing the extension of bicycle facilities along Jason Crandall Drive.
2.1.9: Development is strongly discouraged within critical arroyos.	Yes, applicant is not developing within arroyos and is preserving open space.

NEIGHBORHOOD CHARACTER: Subject property is located within the City of El Paso. Surrounding land uses are residential, apartment and commercial. The nearest school is Chester E. Jordan (PK-5) Elementary School (adjacent). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff recommends approval of East El Paso Regional Park Phase One on a major final basis.

PLAT EXPIRATION:

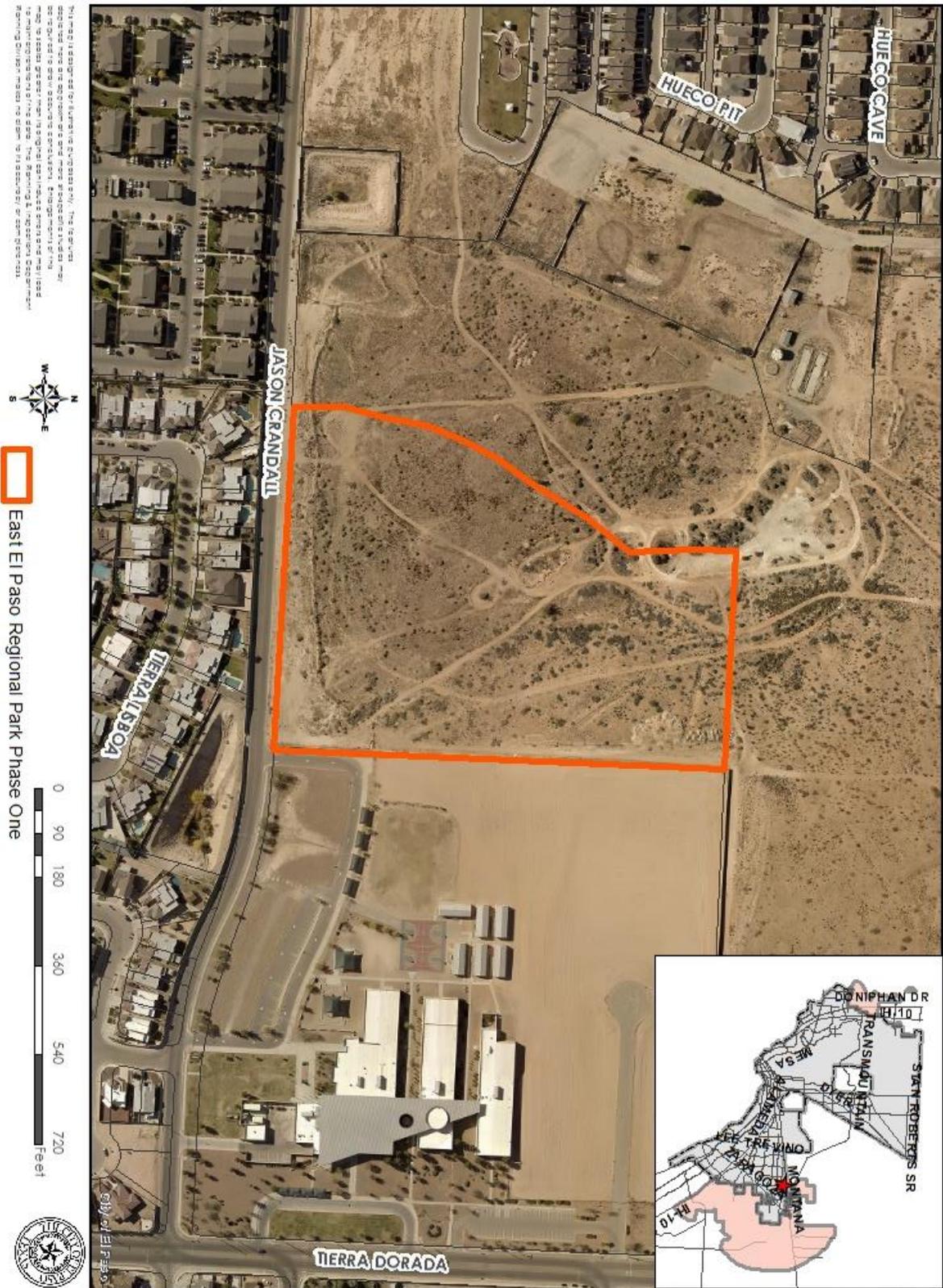
This application will expire on **September 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Location Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

East El Paso Regional Park Phase One



ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 08/08/18

FILE NO. SUSU18-00070

SUBDIVISION NAME: East El Paso Regional Park Phase One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 1C, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>11.3909</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>11.3909</u>	_____

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
Sheet flow and on-site ponding

7. Are special public improvements proposed in connection with development? Yes _____ No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No

If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record City of El Paso 218 N. Campbell St., Second Floor, El Paso, TX 79901 (915) 212-1817
 (Name & Address) (Zip) (Phone)
13. Developer City of El Paso 218 N. Campbell St., Second Floor, El Paso, TX 79901 (915) 212-1817
 (Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd., El Paso, TX 79902 (915) 542-4800
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
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ATTACHMENT 4

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. The proposed ponds shall have enough capacity to hold the developed runoff based on the old requirements.
- 2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- 3. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

Capital Improvement – Parks

We have reviewed East El Paso Regional Park Phase One, a major final plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that proposed use for this Subdivision is for a "Future" Eastside Regional Park which under the Municipal Code definitions is considered a "Public facility" therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 Parks and Open Space as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Central Appraisal

No objections.

EPWater

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the east side of Tierra Dorada Dr. Approximately 25 feet west of and parallel to the eastern right-of-way line of Tierra Dorada Dr. This main is available for service.

There is an existing 8-inch diameter water main that extends along the north side of Jason Crandall Dr. Approximately 18 feet south of and parallel to the northern right-of-way line of Jason Crandall Dr. This main is available for service.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Jason Crandall Dr. located approximately 5 feet south of the street centerline. This main is available for service.

General:

The water mains shall be extended creating a looped system from Jason Crandall Dr. to Tierra Dorada Dr.

Annexation fees are due for properties that have an annexation agreement at the time of new service application for individual water meters within the subject property.

EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items if applicable are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including grading and drainage; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.